

PUBLIC WORKS DEPARTMENT COMMENTS

Applicant's Names: EMILY DEVELOPMENT, LLC

This Department objects to this application.

Redesign site plan to remove t-turnaround and extend SW 317 Terr. to the east and connect with SW 190 Ave. to provide connectivity.

This land requires platting in accordance with Chapter 28 of the Miami-Dade County Code. The road dedications and improvements will be accomplished thru the recording of a plat.

This application does meet the traffic concurrency criteria for an Initial Development Order. It will generate 47 PM daily peak hour vehicle trips. The traffic distribution of these trips to the adjacent roadways reveal that the addition of these new trips does not exceed the acceptable level of service of the following roadways:

Sta.#		LOS present	LOS w/project
9948	SW 312 St. w/o US-1	B	B
9950	SW 320 St. e/o US-1	B	B
F-518	SW 177 Ave. n/o US-1	B	B

The request herein, constitutes an Initial Development Order only, and one or more traffic concurrency determinations will subsequently be required before development will be permitted.

A handwritten signature in black ink, appearing to read "Raul A Pino". The signature is fluid and cursive, with a long horizontal stroke extending to the right.

Raul A Pino, P.L.S.

03-APR-06

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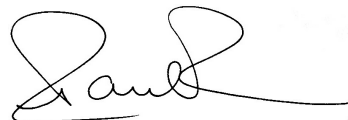
This Department has no objections to this application.

This land requires platting in accordance with Chapter 28 of the Miami-Dade County Code. The road dedications and improvements will be accomplished thru the recording of a plat.

This application does meet the traffic concurrency criteria for an Initial Development Order. It will generate 63 PM daily peak hour vehicle trips. The traffic distribution of these trips to the adjacent roadways reveal that the addition of these new trips does not exceed the acceptable level of service of the following roadways:

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Raul A Pino, P.L.S.

07-DEC-05

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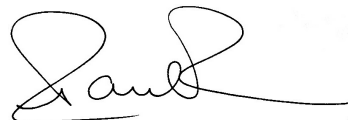
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Raul A Pino, P.L.S.

07-DEC-05